THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 09-2316

BILL GARRETT, Davidson County
Trans: T20090072345 DEEDWARR
Recvd: 10/23/09 15:12 2 pgs
Fees: 13.00 Taxes: 207.20
20091023-0098285

Property Address: 2413 Lacy Street, Nashville, TN 37208

---Above This Line Reserved For Official-Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Maggie Lieann Tinch, unmarried and Yalanda Tinch a/k/a Yolanda Tinch, unmarried**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Province Builders,** LLC, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson,** State of Tennessee, to-wit:

Exhibit A

Land in the 80' formerly 13'h Civil District of said county and state, being part of Lot No. 17 on the Plan of Nichol Property, as of record in Book 31, page 603, Register's Office for Davidson county, Tennessee, being Lot No. 36 on a survey, showing the subdivision of the Conrad Santi Property made by Z. J. Wilkinson, Surveyor, October, 1941, not of record, described according to said survey as follows:

Beginning at a point on the southerly margin of Lacy Street at the northwest corner of the property conveyed to Jeter Edmon Cos and wife, by Deed from Juanita Santi Dowlen and husband, of record in Book 3401, page 78, said Register's Office; thence with the southerly margin of said street westwardly 61.5 feet; thence southwardly 150 feet to the northerly margin of a 15 foot alley; thence with same eastwardly 61.5 feet to said Cox's southwest corner; thence with said Cox's western boundary line, northwardly 150 feet to the beginning.

Being the same property conveyed to Maggie Lieann Tinch by Quitclaim Deed from Dorothy J. Tinch, dated 12/7/89 and recorded 1/29/90 in Book 8034, page 415, Register's' Office for Davidson county, Tennessee.

LESS AND EXCEPT all oil, gas and minerals, oil and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $56,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 21st day of October, 2009.

x Maggie Lieann Tinch {Seal}
Maggie Lieann Tinch

Yolanda Tinch {Seal}
Yolanda Tinch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 21st day of October, 2009, before me the undersigned officer, personally appeared Maggie Lieann Tinch, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

LAURA W. DUKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Laura W. Duke
Notary Public

My Commission expires: 3/27/11

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the _____ day of October, 2009, before me the undersigned officer, personally appeared Yolanda Tinch, unmarried known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission expires: 5/8/2012

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is $ 56,000.00

x Patricia Johnston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF OCTOBER, 2009.

Laura W. Duke
Notary Public

MY COMMISSION EXPIRES: 3/27/11

LAURA W. DUKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

(AFFIX SEAL)

owner &
SEND TAX STATEMENTS TO:
Map/ Parcel: 81-6-356

Province Builders, LLC
P.O. Box 2226
Brentwood, TN 37024